

CITY OF MINNEAPOLIS

# At a Glance: North Loop Neighborhood

Department of Regulatory Services

December 9, 2014



# Glossary

## Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

## Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
  - It is vacant and boarded for more than 60 days
  - It is determined to be unsafe
  - An inspector cites specific hazards
  - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
  - Utilities to it have been discontinued or
  - There is a housing hygiene problem as determined by the Housing Inspections Department.

## COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

## Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

## PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

## VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
  - Condemned requiring a code compliance inspection
  - Unoccupied and unsecured for five days or more
  - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
  - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
  - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
  - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

# North Loop Profile

as of 12/9/14

## Total Parcels

Parcels w/ land use detail	3792
Rental licenses	3709
Parcels with Rental Licenses	487
Rental units	487
Average rental units	4.67
Rentals / total residential	70%

## All violations & police calls

	Parcels	Violations
Interior violations	48	79
Exterior violations	01	01
Fire violations	01	503
Nuisance violations	24	52
All violations	171	1008
Total police calls	194	5552

## Parcels with Serious Flags

	Past 2 years	Current
VBR	01	01
Condemned	01	01
Illegal Occupancy	01	01
PPU	01	01
Good Cause 7+ scores	NA	00
COP	00	00
Abate list	2 (6 months)	02

## Rental Licenses by

Unit Count	Count	%	%
1	458	92.0%	92.0%
2	18	3.6%	95.6%
3	01	0.2%	95.8%
4-5	02	0.4%	96.2%
6-10	01	0.2%	96.4%
11-15	02	0.4%	96.8%
16-20	00	0.0%	96.8%
21-30	01	0.2%	97.0%
31+	15	3.0%	100.00%
<b>Grand Total</b>	<b>498</b>	<b>100.0%</b>	<b>100%</b>

## Land Use Assessor

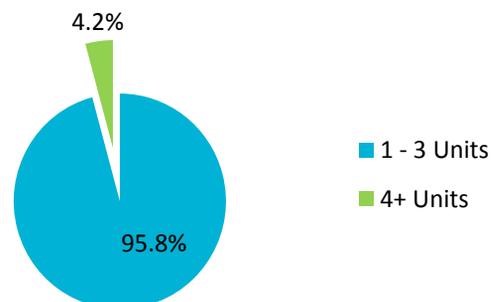
(when descriptions available)

	Count	%
Vehicle Related Use	11	0.30%
Group Residence	04	0.11%
*Mixed Comm., Res, Apt.	17	0.46%
Office	124	3.34%
Retail	27	0.73%
Institution, School, Church	08	0.22%
Comm Work Shop	21	0.57%
Industrial warehouse/factory	49	1.32%
Bar, Restaurant, Club, Entertain.	11	0.30%
Utility	03	0.08%
*Multi Family (Residential)	22	0.59%
*Single Family (Residential)	1752	47.24%
Sport or Recreation Facility	00	0.00%
Garage or Misc Residential	1437	38.74%
Vacant Land	206	5.55%
<b>Grand Total</b>	<b>3709</b>	<b>100.00%</b>

\*Includes Residential Use

[Click here to see a complete neighborhood business directory.](#)

## Rental License Breakdown by Type



# North Loop Demographic Profile

North Loop Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	3945	412	3533	2249	1696	2437	2228	209
Percentage	100.0%	10.4%	89.6%	57.0%	43.0%	100.0%	91.4%	8.6%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other Race	Two or More Races
Number	3047	136	476	56	152	0	78
Percentage	77.2%	3.4%	12.1%	1.4%	3.9%	0.0%	2.0%

Data Source:	2008-2012 American Community Survey					2008-2012 American Community Survey		2008-2012 American Community Survey		
Category:	Education					Language		Income		
	Less than a high school degree	High school degree	Some College or Associates Degree	Bachelors degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	117	187	457	1498	942	3353	407	454	340	1434
Percentage	3.7%	5.8%	14.3%	46.8%	29.4%	89.2%	10.8%	20.4%	15.3%	64.4%

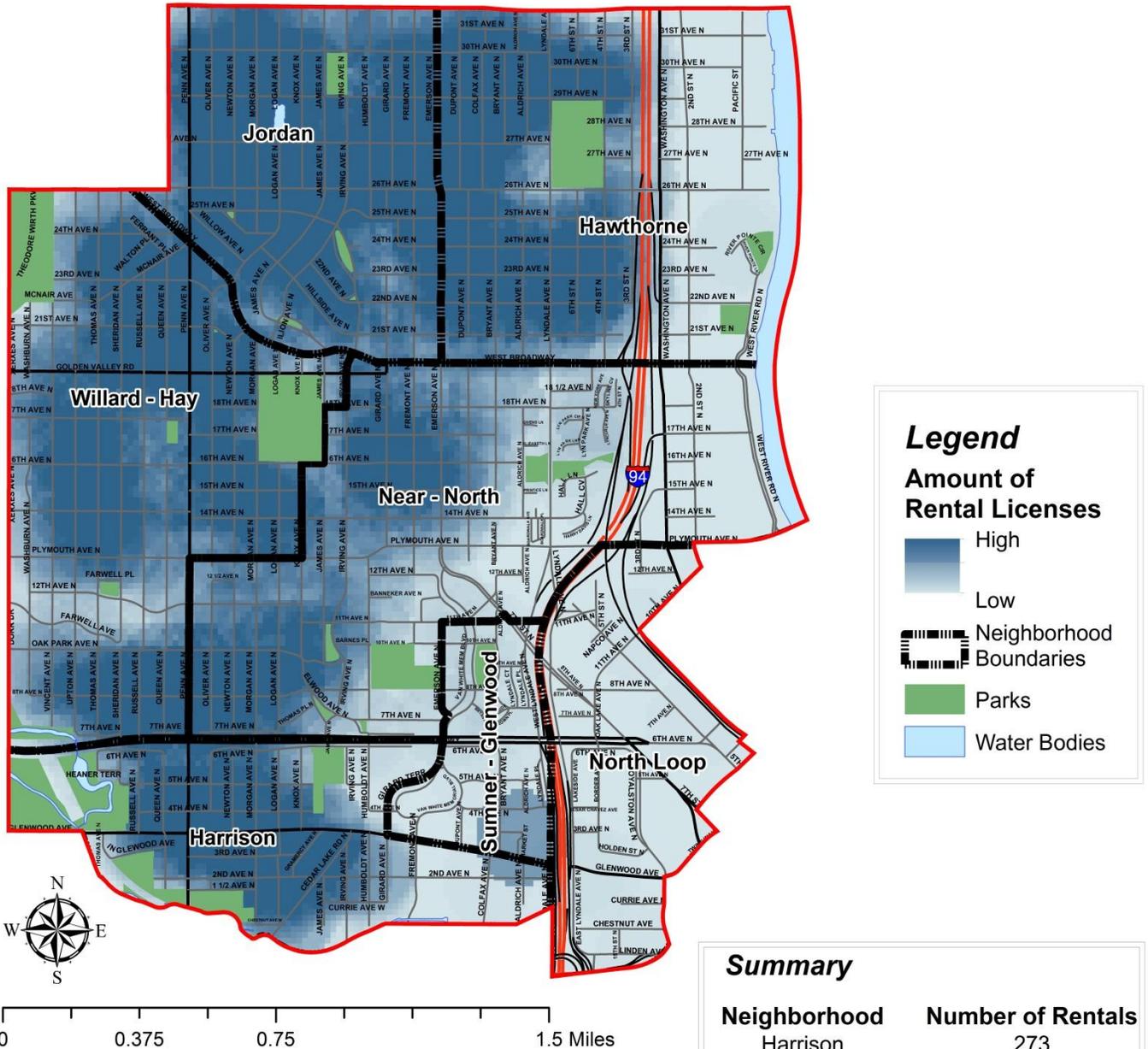
## Notes:

The Census & American Community Survey data was compiled by MN Compass

## Websites:

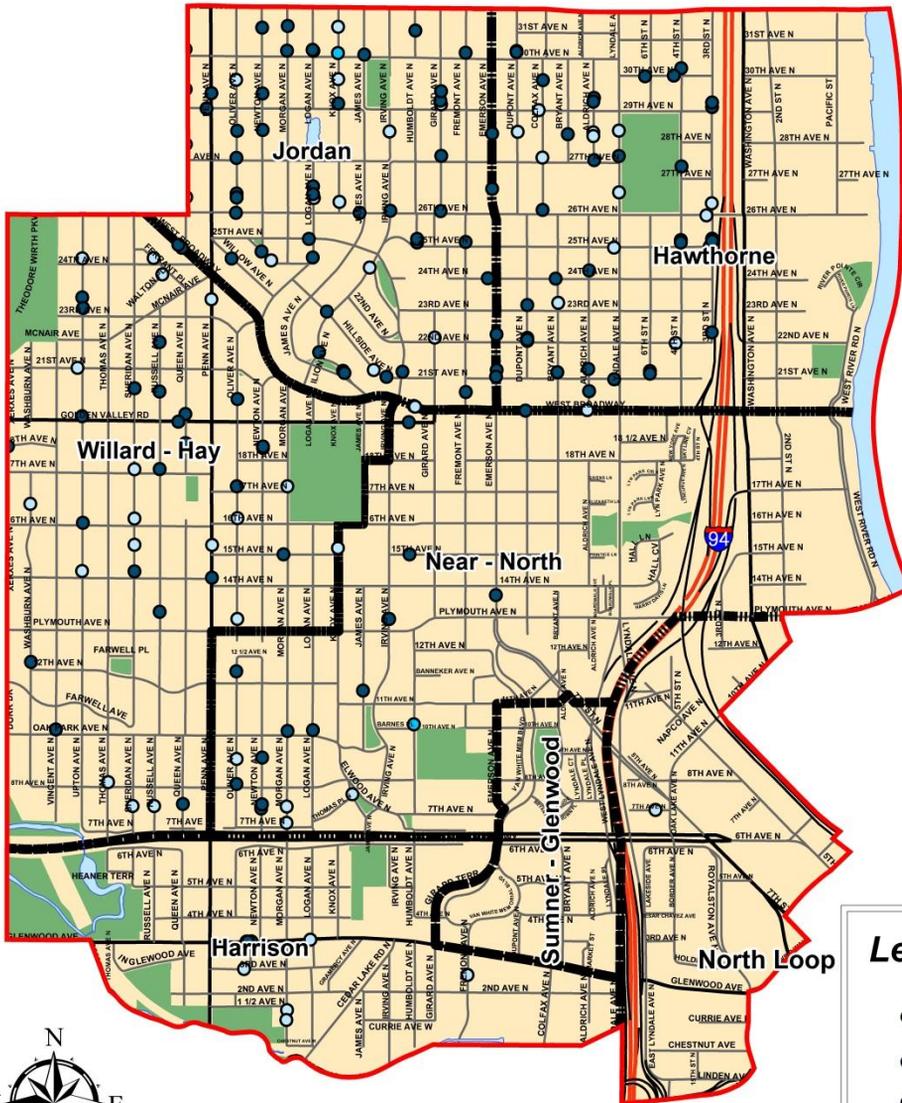
MN Compass <http://www.mncompass.org/profiles/neighborhoods/m-inneapolis-saint-paul#!areas>

# Ward 5 Rental Properties



Created by  
 The City of Minneapolis  
 Regulatory Services  
 Glendon Haslerud - Undergraduate Intern  
 November 24, 2014

# Ward 5 Condemned and Vacant (VBR) Properties



**Legend**

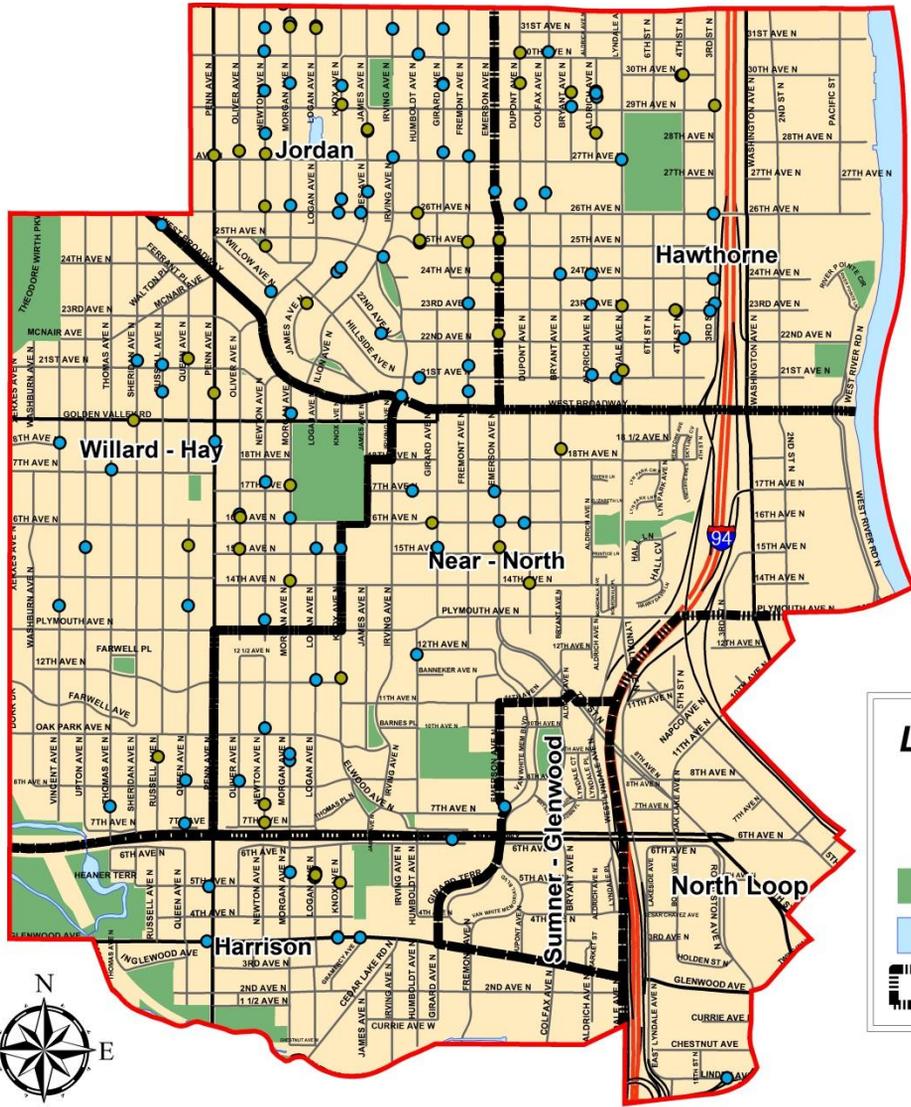
- VBR Properties
- Condemned Properties
- Condemned & VBR Properties
- Water Bodies
- Parks
- Neighborhood Boundaries

**Summary**

Neighborhood	Condemned Properties	VBR Properties	Condemned & VBR Properties
Harrison	00	06	02
Hawthorne	00	17	34
Jordan	01	17	42
Near - North	01	04	15
North Loop	00	01	00
Sumner - Glenwood	00	00	00
Willard - Hay	00	19	25
<b>Total:</b>	<b>02</b>	<b>64</b>	<b>118</b>


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 November 25, 2014

# Ward 5 Conduct on Premise (COP) & Problem Properties (PPU)



**Legend**

- PPU Properties
- COP Properties
- Parks
- Water Bodies
- Neighborhood Boundaries

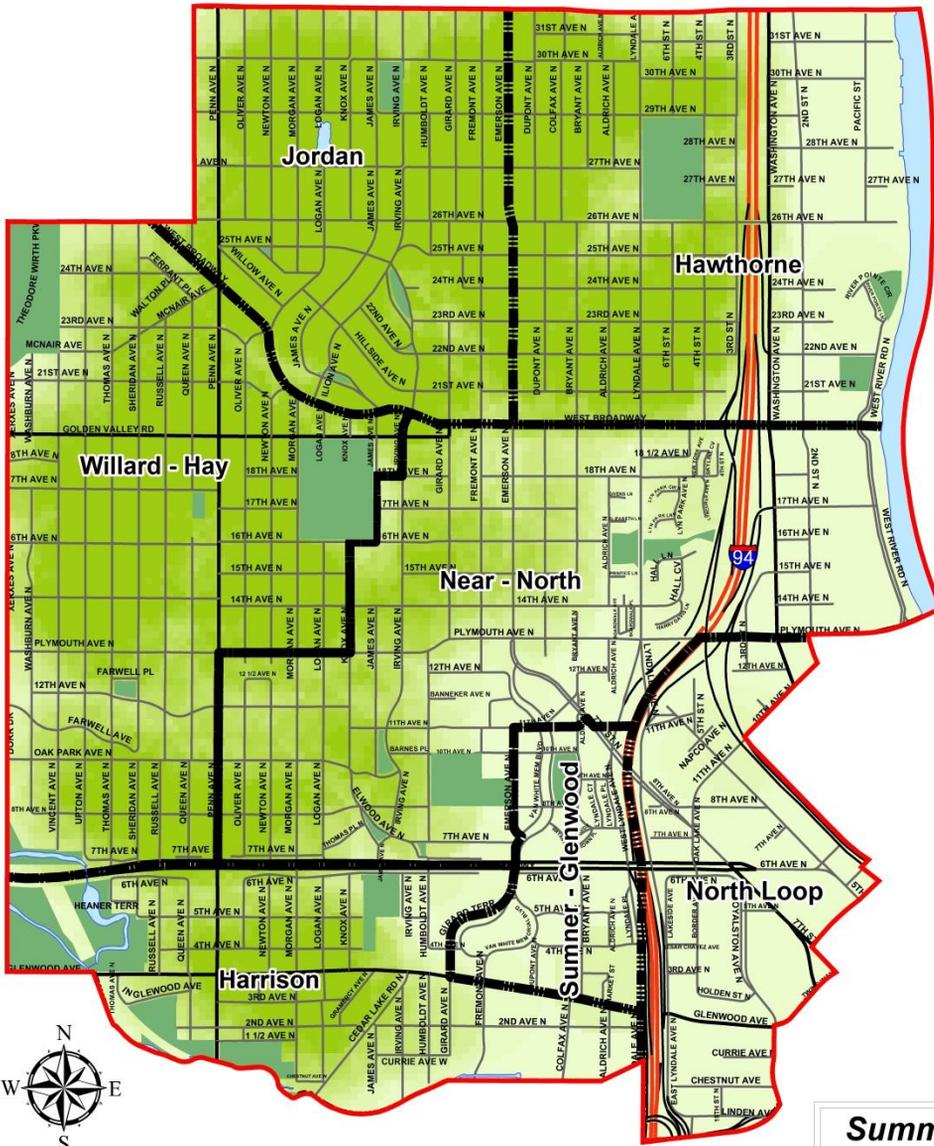


<b>Summary</b>		
<b>Neighborhood</b>	<b>COP Notices</b>	<b>PPU Properties</b>
Harrison	08	03
Hawthorne	22	11
Jordan	35	16
Near - North	14	7
North Loop	01	00
Summer - Glenwood	00	00
Willard - Hay	21	09
<b>Total:</b>	<b>101</b>	<b>46</b>



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# Ward 5 Abate List Properties



**Legend**

**Amount of Abate List Properties**

- High
- Low

**Neighborhood Boundaries**

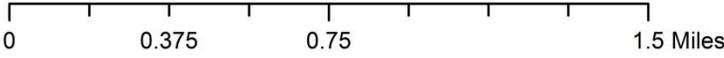
- Neighborhood Boundaries

**Parks**

- Parks

**Water Bodies**

- Water Bodies



**Summary**

Neighborhood	Number of Abate List Properties
Harrison	120
Hawthorne	287
Jordan	455
Near - North	180
North Loop	2
Sumner - Glenwood	4
Willard - Hay	455
<b>Total:</b>	<b>1503</b>



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# North Loop Rentals & Related Violations: Problem (PPU), Vacant (VBR), Condemned (CON), & Abate List



## Legend

- VBR Properties
- PPU & Condemned
- Abate List

## Number of Paid Rental Units

- 1-5
- 6-15
- 16-50
- 51-125
- 126-250



0 0.125 0.25 0.5 Miles

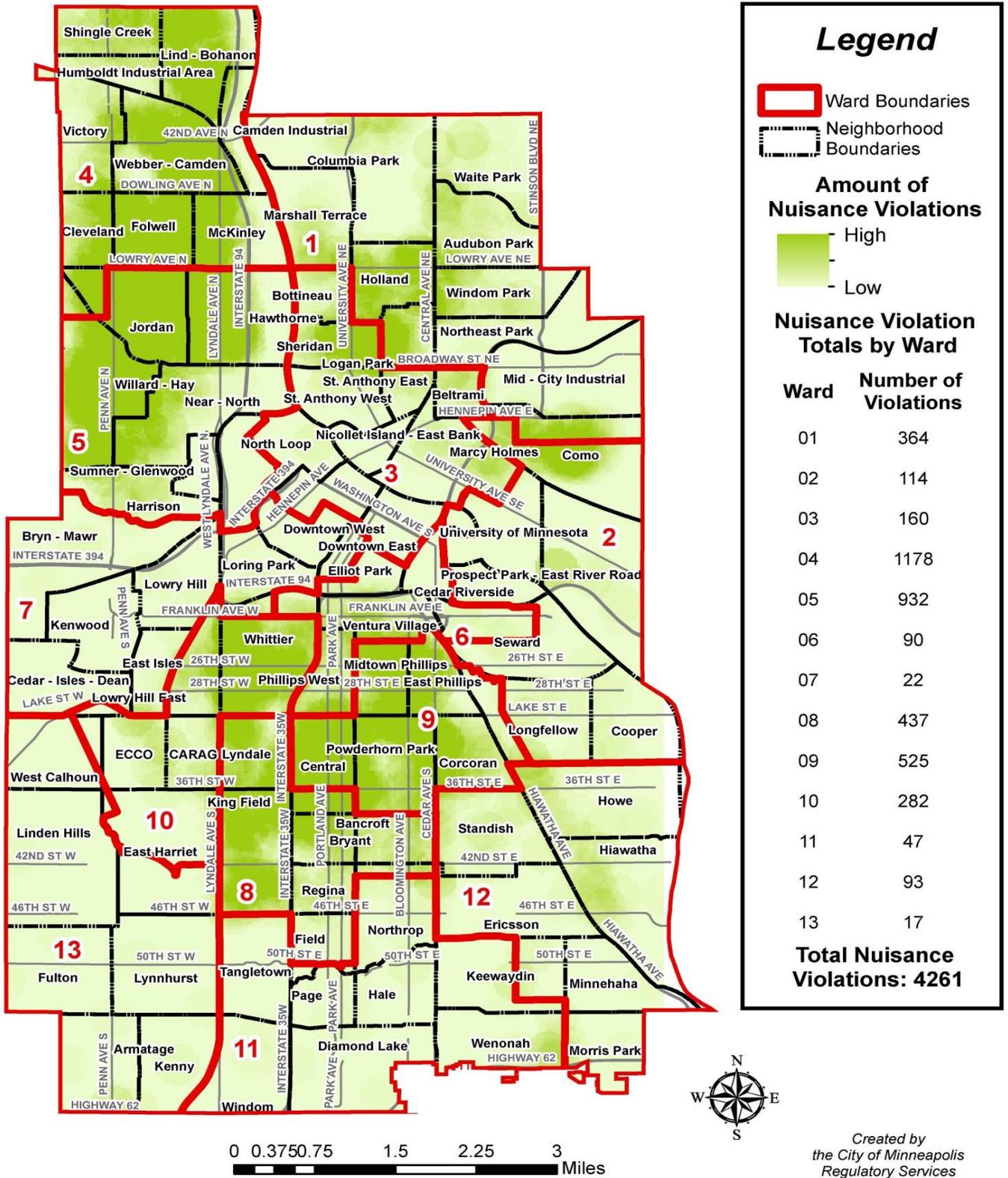
## Summary

Neighborhood	Rentals	Abate List	Condemned & PPU	VBR
North Loop	487	1	1	1

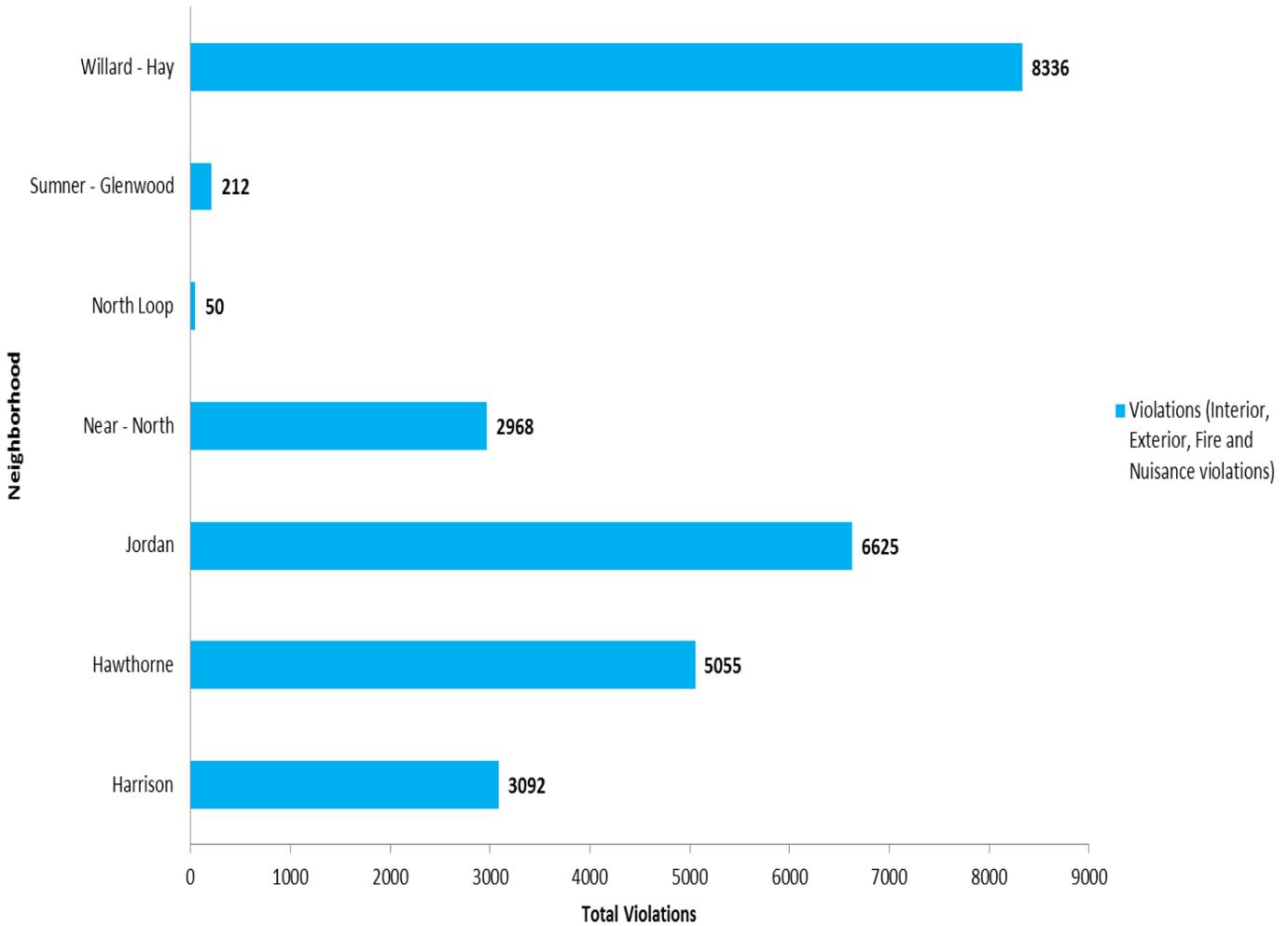
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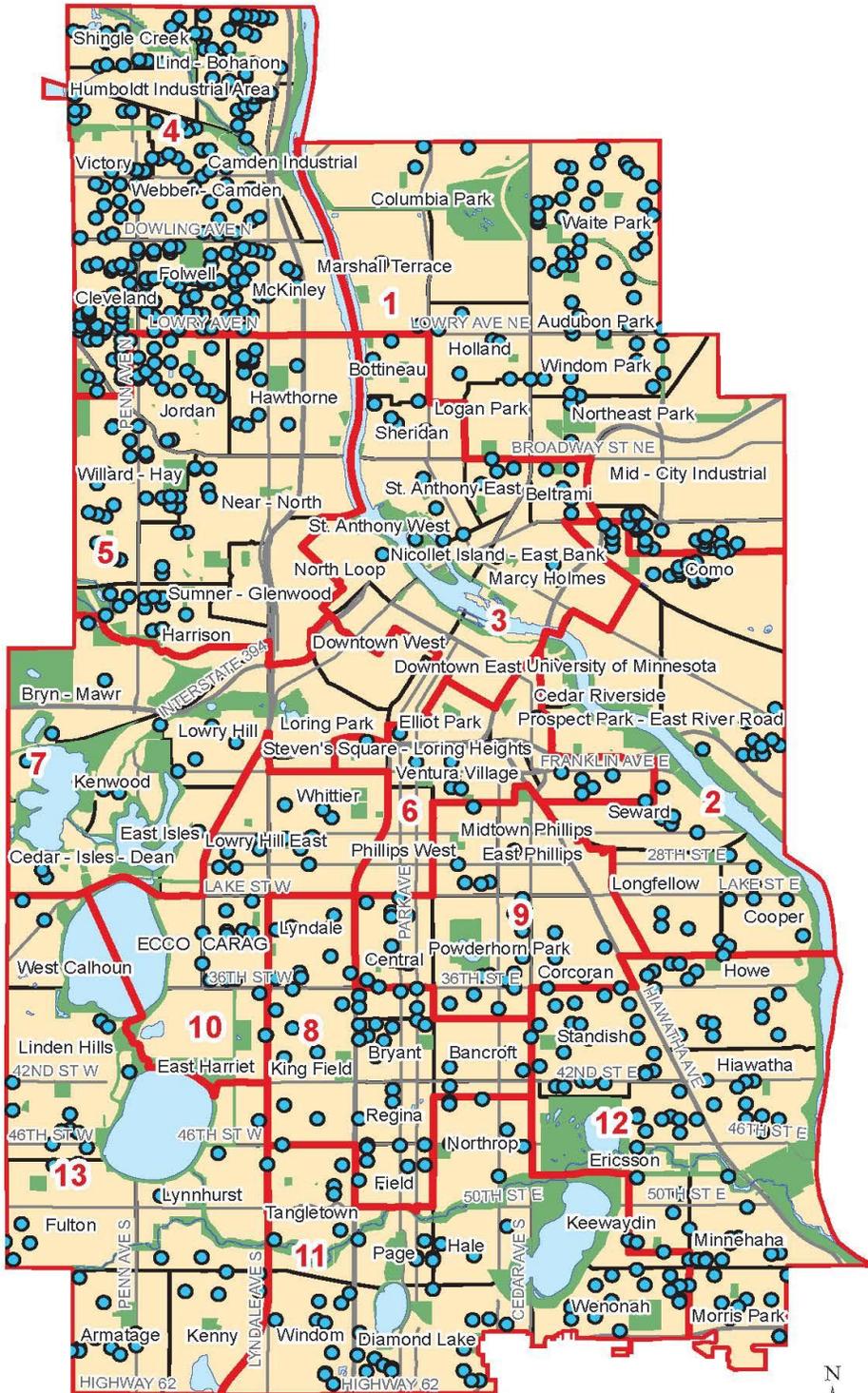
# Nuisance Violations by Ward & Neighborhood – through Q2 2014



# Violations in Ward 5 (last 2 years)



# Rental License Conversions in 2013



## Legend

- Rental License Conversions

## Rental License Conversions by Ward

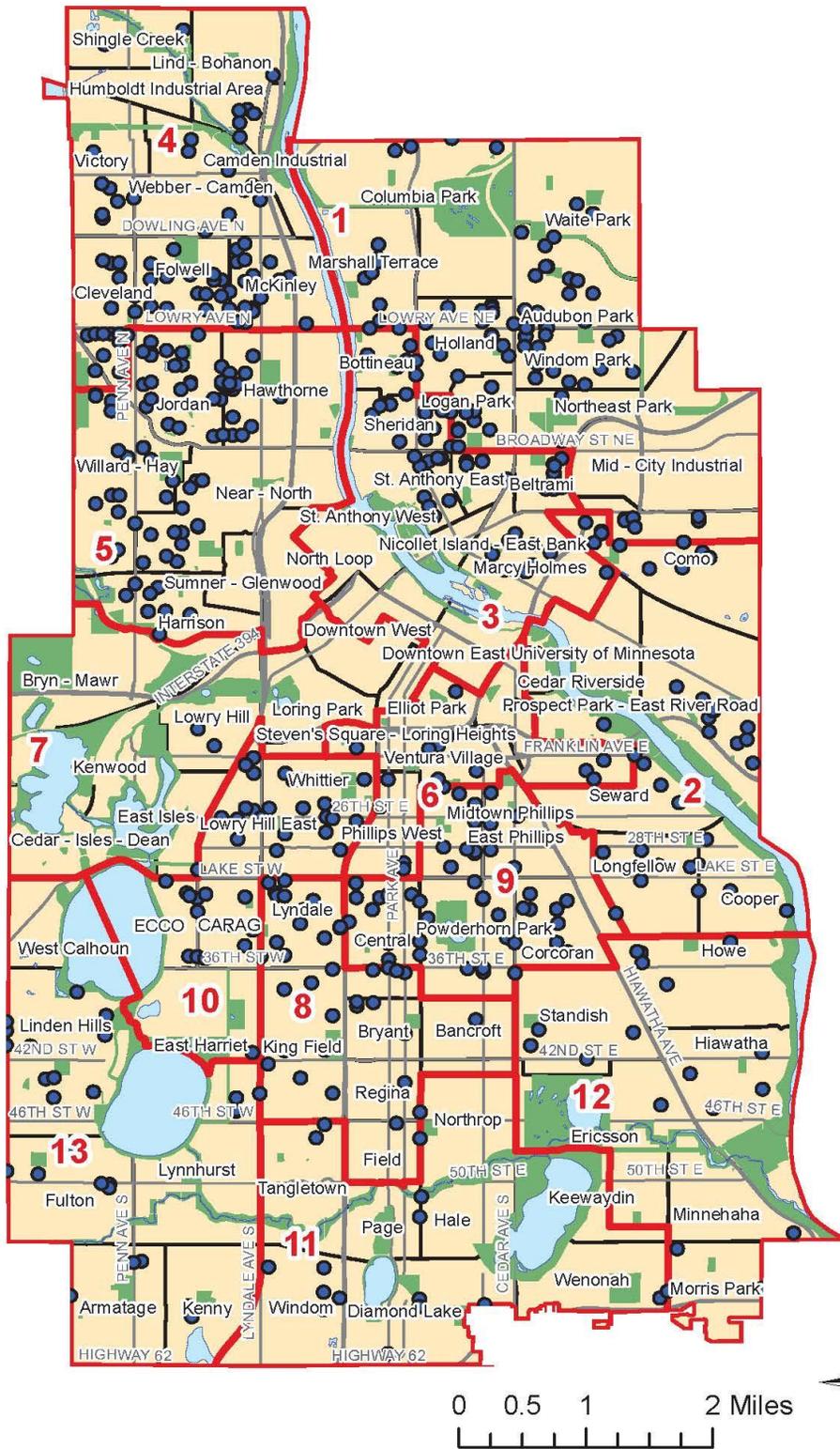
Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

**Total Properties: 802**



\*6 Properties could not be identified

# Rental License Change of Ownerships in 2013



**Legend**

- Rental License
- CHOWN Properties

**Rental License Change of Ownership by Ward**

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

**Total Properties: 541**



\*1 Properties could not be identified

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City of Minneapolis  
Regulatory Services  
May 16, 2014

# Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
  - Includes disaggregated data analytics
  - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
  - Define metrics and indicators based on actual expressed need of stakeholders
  - Increase push of data externally

## **Contact us:**

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Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

[michael.rumppe@minneapolismn.gov](mailto:michael.rumppe@minneapolismn.gov)

Residential inspections for multifamily (4+) buildings

## **To reach our data analysts, contact:**

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(612) 673-2781

## **Visit our Website:**

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by partnering with residents, neighborhoods and businesses to make the city safer, healthier and more inviting to all.*

## **Department includes:**

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control